

The Pavilions at Gainey Ranch

Board Meeting: September 15, 2021

Call to Order: The meeting was called to order at 11:02 AM by the Board President, Hass Tebelmann. Other Board members in attendance were Scott Adams, Lauren Bostick and Alan Nathan. David Merrill hosted the Zoom meeting for GRCA. In addition to the Board members, there were eight Zoom connections by homeowners.

Proof of Notice: Lauren confirmed that the notice of this meeting was properly posted at the mailbox bulletin boards at least 48 hours in advance, as required.

Appointment of Board Member: Lauren made a motion to approve the appointment of Mark Schafer to the Board to replace Kerry Simons, who recently relocated. The motion was seconded by Alan and approved.

Approval of Minutes: Alan made a motion to approve the Board meeting minutes of August 18, 2021, which were previously distributed and reviewed by the Board. The motion was seconded by Lauren and approved. These minutes will be available on *The Pavilions* section of the GRCA website (gaineyranchca.com).

Budget Update (Alan): Revenues at the end of August were \$684 under budget and our operating expenses were \$255 under budget. The actual deficit at the end of August was \$25,985. The main reason for this deficit is plants/trees/shrubs at \$3,210 over budget. Other categories causing the deficit are pool repairs and maintenance at \$1,778 over budget and chemicals for a bee infestation at \$1,600 over budget. At the end of August, the balance of our loan for roofs is \$189,446 and our reserve balance is \$210,796.

Landscape Update (Hass): Hass did a walk through with the maintenance management team and our landscaping consultant, Cameron, and identified places where plants are located that are not appropriate for those spots. One example is the front entrance. Most of those plants should not be there because of the reflective heat from the street and sidewalks. Cameron has been tasked with instructing the crew on proper practices and procedures, specifically where they are watering too much or too little and where trimming is being done improperly. We are interested in looking at end results. It was also noted that some of the grass that is growing is not the proper grass for our area and some of the "grass" is weeds. To get rid of the areas that are all weeds will require digging down two or so feet and replacing the soil. It will have to be determined if the soil should be replaced or just eliminate the grass and replace it with granite. One of the suggestions is that we scalp in September and overseed with a Bermuda grass in October. Then in May, we install Bermuda sod and then the following November overseed the new sod. By following this procedure, we should have good looking grass all year. The challenge is determining how much we can afford to do at one time. The current cost of sod replacement is about \$120,000. This figure does not include the cost of replacing some areas with granite. Hass asked for a motion to proceed with the landscaping project by identifying those areas that are to remain as grass, those areas that will be replaced with gravel, and then

have the whole project priced out for a community presentation. The goal is to keep as much grass as possible. However, in those areas where grass will not grow properly, granite will be used. Alan made a motion to proceed with the landscaping plan that Haas proposed. The motion failed for lack of a second. Hass proposed having a special meeting to discuss and review the plan and then vote on it.

Lagoon Update (Hass): Everything at the lagoon is good.

Pool Update (Lauren): A new clock to replace the one damaged in the recent storm has been ordered. Lauren is getting estimates on replacing the pebble tec in the pool. The first estimate was about \$30,000. It cannot be repaired, but a less expensive alternative might be to plaster the pool.

Architectural Application Update (Alan): No architectural applications were approved this month. However, there was a revision to an application for a gutter at Unit 38, which was approved last month.

Old Business: Rodent control: The citrus trees will either be sprayed to reduce the amount of growth, or the fruit will be picked early before it has a chance to fall off the trees. The cost of either option is about the same and a decision will be made in late Fall. All the utility cabinets have been repaired and about 20% of them still need to be caulked and/or painted.

New Business: The budgeting process is just beginning, which is why it is necessary to have a landscaping plan in place. The cost of materials and labor are both increasing, which is going to affect our budget. The cost of Cox cable is decreasing on October 1 from \$34 to \$30 under the new bulk agreement. Hass made a motion that the \$4 savings remain in the HOA fee and not be returned to homeowners. The motion was seconded by Lauren and approved by the Board.

Homeowner Comments: Comments/questions were made concerning water usage, fee increases, and landscaping,

There being no further business on the agenda, the meeting was adjourned by the Board president at 11:57 AM.

The next regular meeting will be held on Wednesday, October 20, at 11:00 AM (AST).

Minutes submitted by Alan Nathan, Board Secretary.